



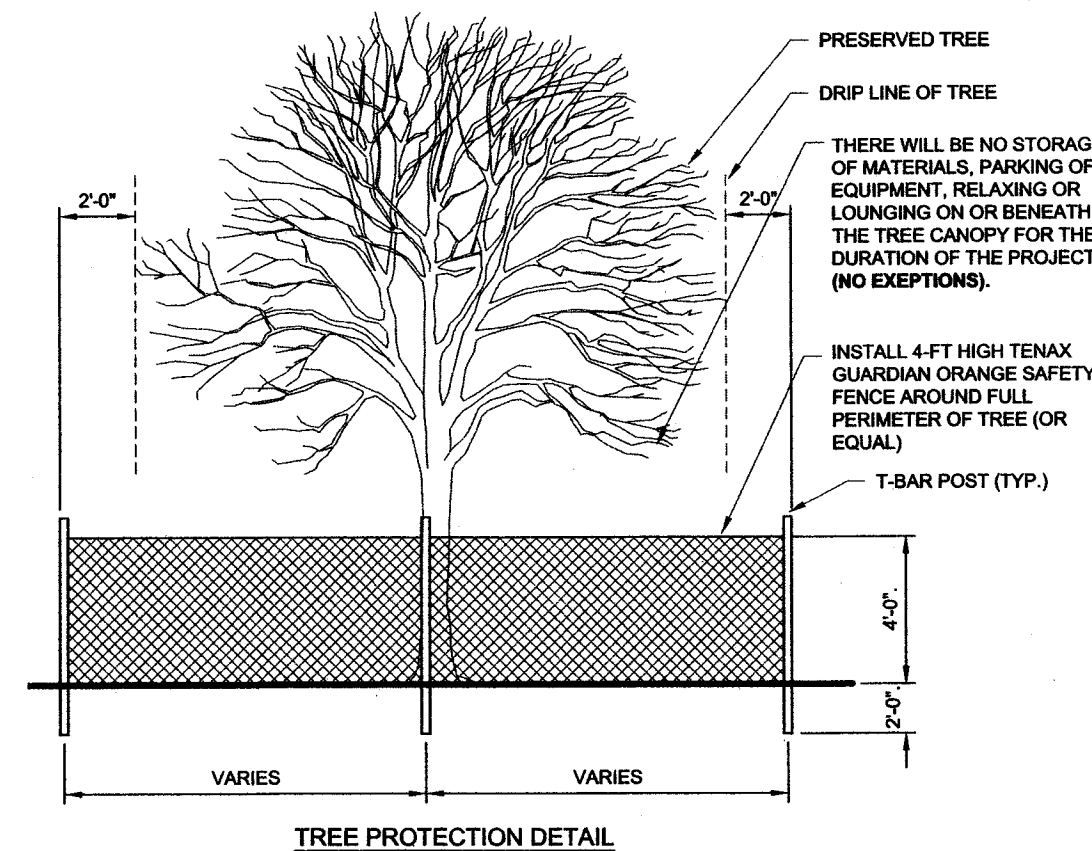
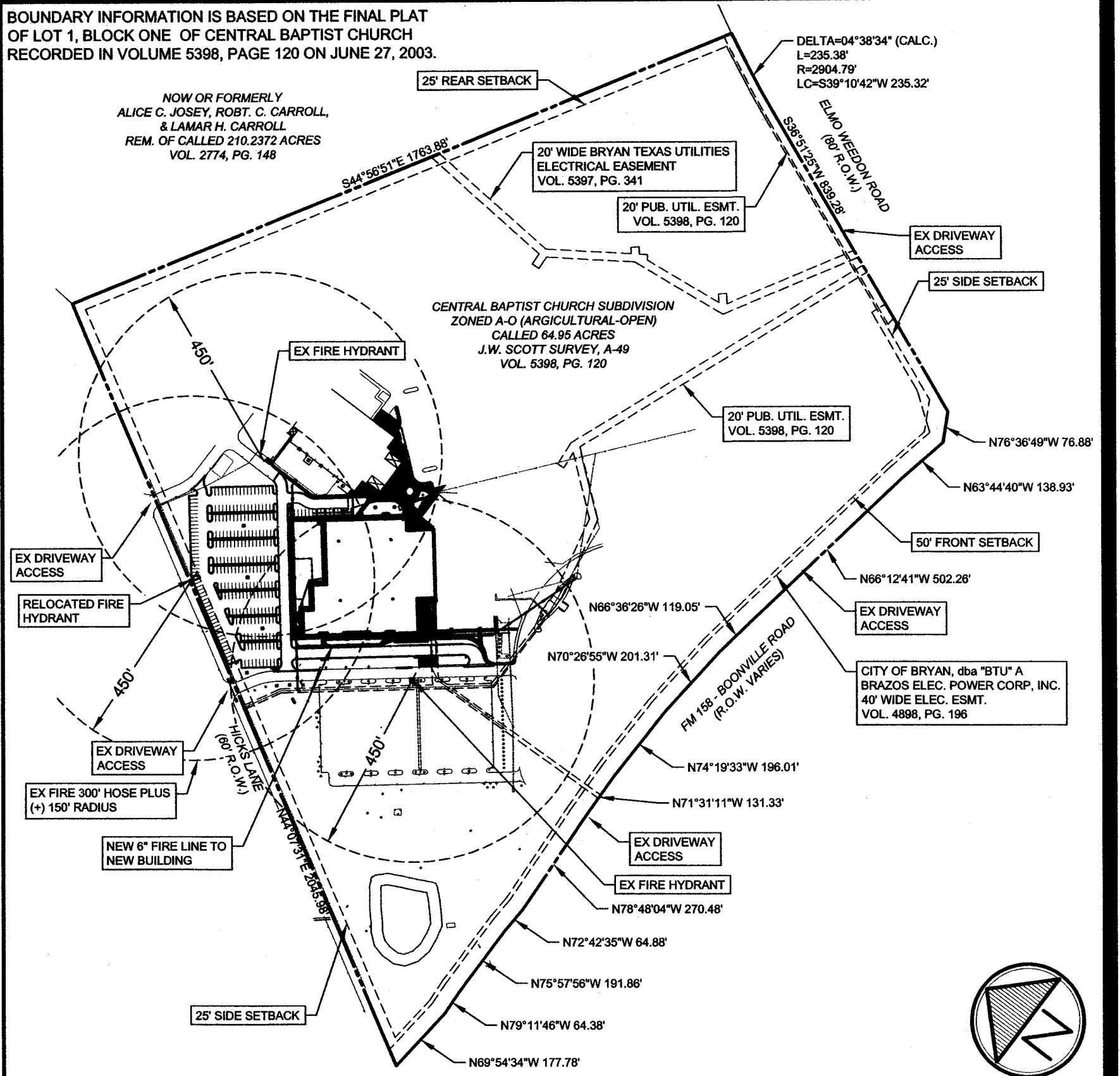


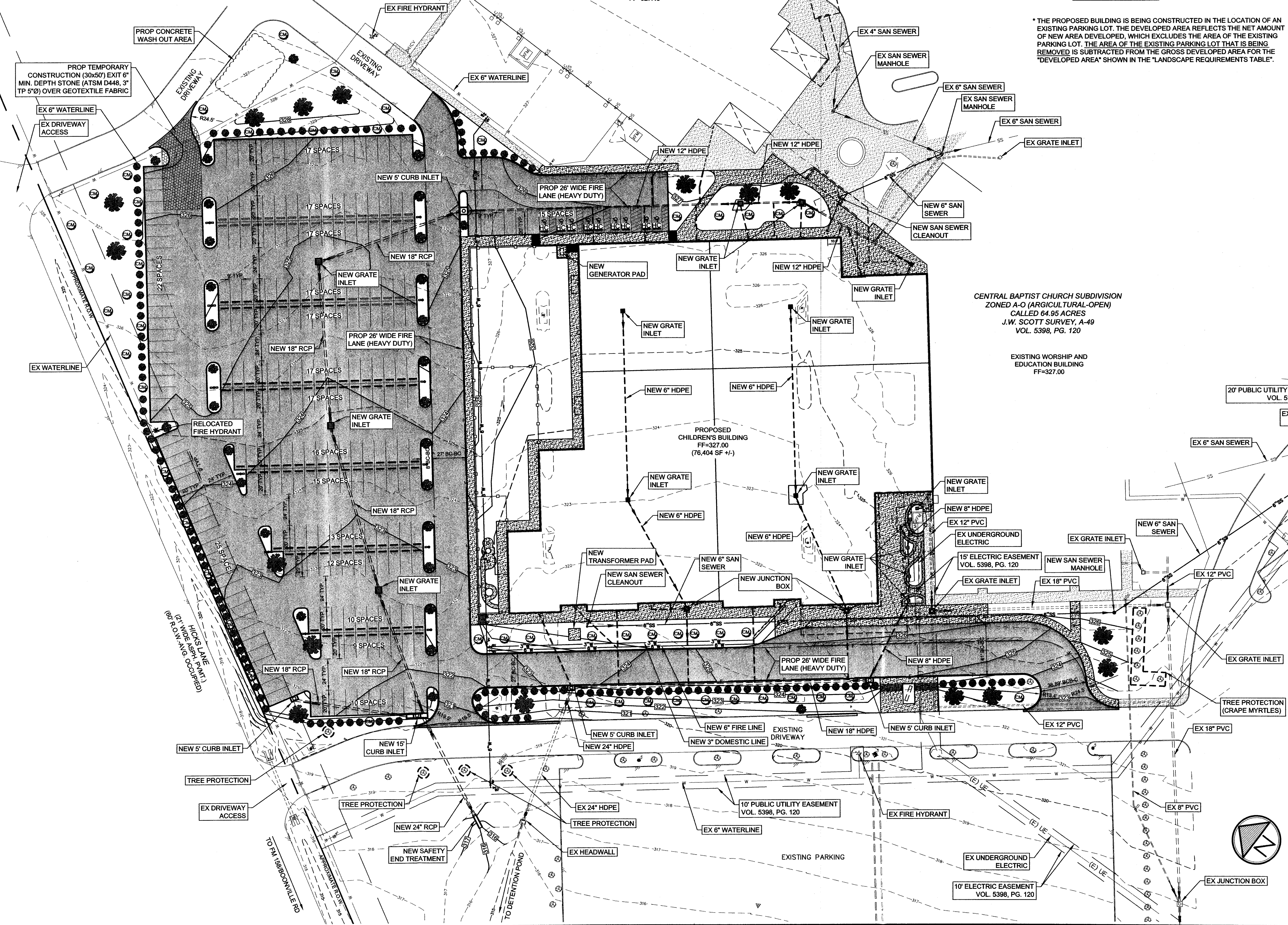
LANDSCAPE REQUIREMENTS				
PROJECT AREA		64.95 ACRES (2,829,222 SF)		
* DEVELOPED AREA		138,781 SF		
LANDSCAPE AREA REQUIRED (AREA EQUAL TO 15% OF DEVELOPED AREA)		20,818 SF		
ITEM	QUANTITY EACH	SF CREDIT	SF CREDIT AWARDED	
CANOPY TREE (LIVE OAK) 1.5" TO 3" SIZE	 30	200	6000	
CANOPY TREE (LIVE OAK) 3" OR LARGER	 16	350	5600	
SHRUB (5 GALLON) INDIAN HAWTHORN	 142	10	1420	
CRAPE MYRTLE (1.25" AND LARGER)	 52	150	7800	
GRAND TOTAL = 20,820 PTS.				



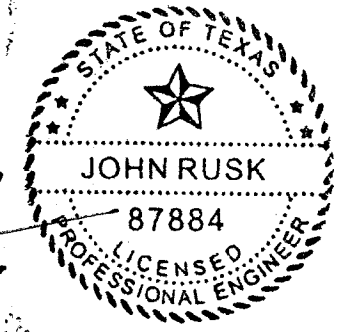
* THE PROPOSED BUILDING IS BEING CONSTRUCTED IN THE LOCATION OF AN EXISTING PARKING LOT. THE DEVELOPED AREA REFLECTS THE NET AMOUNT OF NEW AREA DEVELOPED, WHICH EXCLUDES THE AREA OF THE EXISTING PARKING LOT. THE AREA OF THE EXISTING PARKING LOT THAT IS BEING REMOVED IS SUBTRACTED FROM THE GROSS DEVELOPED AREA FOR THE "DEVELOPED AREA" SHOWN IN THE "LANDSCAPE REQUIREMENTS TABLE".



Boundary and Fire Exhibit 1"=300'-0" 1



- NOTES:
- PROPOSED USE & IMPROVEMENTS: ADDITION OF A CHILDREN'S BUILDING (76,404 SF) TO THE EXISTING CHURCH.
 - FLOOD PLAIN: THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480802, PANEL NO. 0220, MAP F. 48041C0220F WITH AN EFFECTIVE DATE OF APRIL 2, 2014.
 - PARKING ANALYSIS: NO ADDITIONAL PARKING SPACES ARE PROPOSED WITH THE PLANNED ADDITION OF THE CHILDREN'S BUILDING. AN EXISTING PARKING LOT IS BEING REMOVED WHERE THE NEW CHILDREN'S BUILDING IS TO BE CONSTRUCTED. A NEW PARKING LOT CONTAINING 266 TO TOTAL SPACES (9 OF WHICH ARE HANDICAP SPACES) IS TO BE CONSTRUCTED NEAR THE NEW BUILDING.
 - TRAFFIC IMPACT ANALYSIS: A TIA IS NOT REQUIRED.
 - EXISTING DUMPSTER ON SITE IS TO BE USED FOR THE NEW ADDITION TO THE FACILITY.
 - SIGNAGE: NO NEW SIGNAGE IS PROPOSED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
 - DEMOLITION/CONSTRUCTION WASTE: SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND/OR METAL DUMPSTERS SHALL BE SUPPLIED BY CITY PERMITTED CONTRACTOR(S) ONLY.
 - ALL PROPOSED EXTERIOR BUILDING AND SITE LIGHTING WILL MEET THE STANDARDS OF SECTION 7.10 OF THE UNIFIED DEVELOPMENT ORDINANCE. THE LIGHT SOURCE SHALL NOT PROJECT BELOW AN OPAQUE HOUSING. NO FIXTURE SHALL DIRECTLY PROJECT LIGHT HORIZONTALLY. FIXTURES SHALL BE MOUNTED IN SUCH A MANNER THAT THE PROJECTED CONE OF LIGHT DOES NOT CROSS ANY PROPERTY LINE.
 - CONTRACTOR IS TO MAINTAIN EROSION & SEDIMENT CONTROL THROUGHOUT DURATION OF THE PROJECT. ENSURE SEDIMENT IS NOT TRANSPORTED DOWNSTREAM FROM PROJECT VIA SILT FENCE, GRASS FILLED WATER IMPERMEABLE BAGS OR OTHER APPROVED SEDIMENT CONTROL INSTALLATIONS. IF EXCESSIVE SEDIMENT TRANSPORT IS OBSERVED IN THE FIELD, ADDITIONAL CONTROLS SHALL BE INSTALLED.
 - 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK (NOT LOOSE), OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREAS, THE PARKING LOT SETBACK, RIGHT-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.



SITE PLAN
CHILDREN'S BUILDING ADDITION
LEGAL DESCRIPTION: LOT 1, BLOCK ONE
CENTRAL BAPTIST CHURCH

DEVELOPER: CENTRAL BAPTIST CHURCH 1991 FM 158 COLLEGE STATION, TEXAS, 77845 CHUCK BESTOR (979)776-9977	OWNER: CENTRAL BAPTIST CHURCH 1991 FM 158 COLLEGE STATION, TEXAS 77845 (979)776-9977
ARCHITECT: GFF ARCHITECTS 2808 FAIRMOUNT STREET, SUITE 300 DALLAS, TEXAS 75201 (214)303-1500	ENGINEER: GOODWIN-LASITER-STRONG 4077 CROSS PARK DRIVE, SUITE 100 BRYAN, TEXAS 77802 (979)776-9700

SUBMITTAL:
DATE: MAY 20, 2016
TOTAL ACREAGE: 64.95 ACRES
CURRENT ZONING: AGRICULTURAL-OPEN (A-O)
TOTAL MULTI FAMILY BUILDINGS/UNITS TO BE CONSTRUCTED: 0

SHEET 1 OF 1